171.0	0003	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,097,200 /	1,097,200
USE VALUE:	1,097,200 /	1,097,200
ASSESSED:	1,097,200 /	1,097,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANK NORA A
Owner 2:	HOUSEMAN WALTER W
Owner 3:	
Street 1:	17 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .386 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16815.000	443,100	7,000	647,100	1,097,200
Total Card	0.386	443,100	7,000	647,100	1,097,200
Total Parcel	0.386	443,100	7,000	647,100	1,097,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.87 | /Parcel: 462.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113371
GIS Ref:
GIS Ref:
Insp Date: 06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	443,100	7000	16,815.	647,100	1,097,200		Year end	12/23/2021
2021	101	FV	429,600	7000	16,815.	647,100	1,083,700		Year End Roll	12/10/2020
2020	101	FV	429,600	7000	16,815.	647,100	1,083,700	1,083,700	Year End Roll	12/18/2019
2019	101	FV	324,200	7000	16,815.	647,100	978,300	978,300	Year End Roll	1/3/2019
2018	101	FV	324,200	7000	16,815.	573,200	904,400	904,400	Year End Roll	12/20/2017
2017	101	FV	324,200	7000	16,815.	480,700	811,900	811,900	Year End Roll	1/3/2017
2016	101	FV	324,200	7000	16,815.	480,700	811,900	811,900	Year End	1/4/2016
2015	101	FV	305,800	7000	16,815.	416,000	728,800	728,800	Year End Roll	12/11/2014

!13250!

PRINT

Date	Time
12/30/21	16:33:34

LAST REV

Date	Time
11/29/21	08:54:13

danam

USER DEFINED

Prior Id # 1:	113371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13250

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORDER OF ST ANN	23689-600		9/24/1993		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2021	1648	Inter Fi	30,000	O				
12/17/2012	1657	Addition	42,500	C				
2/23/2007	116	Addition	60,000			G8	GR FY08	KIT ADD / BTH RENO

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
8/2/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	MM	Mary M
11/8/2008	Meas/Inspect	189	PATRIOT
5/20/2000	Missed Appt.	263	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16815		Sq. Ft.	Site		0	70.	0.55	8									647,119						647,100	

Total AC/HA:	0.38602	Total SF/SM:	16815	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	647,119	Spl Credit		Total:	647,100

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	0
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12425470
Const Adj.:	0.98500049
Adj $ / SQ:	149.498
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544307
Depreciation:	101241
Depreciated Total:	443066

COMMENTS

SINK IN BSMT. 60 sft sold to 21 claremont ave12/21/2011..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

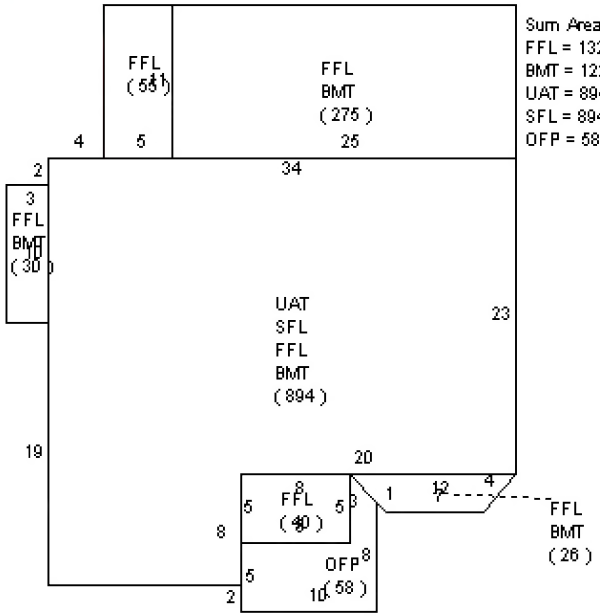
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.45
Special Features:	0	Val/Su Net:	119.08
Final Total:	443100	Val/Su SzAd	200.14

SKETCH



Sum Area By Label :
FFL = 1320
BMT = 1225
UAT = 894
SFL = 894
OFP = 58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	149.500	197,337
BMT	Basement	1,225	44.850	54,940
SFL	Second Floor	894	149.500	133,651
UAT	Upper Attic	224	91.190	20,382
OFP	Open Porch	58	43.340	2,514

Net Sketched Area:	3,721			Total:	408,824
Size Ad	2214	Gross Area	4391	FinArea	2370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	70	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X23	A	VG	1930	21.04	T	20	101			7,000			7,000
2	Frame Shed	D	Y	1	7X8	A	AV	2010	0.00	T	7.2	101						

More: N	Total Yard Items: 7,000	Total Special Featues:	Total: 7,000